



# MANTONS

ESTATE AGENTS

3 Bedroom Detached for Sale - £400,000

Linacres, Luton, Bedfordshire, LU4 9XP



## KEY FEATURES:

- EXCEPTIONAL EXTENDED DETACHED HOME
- THREE DOUBLE BEDROOMS
- WALKING DISTANCE TO LEAGRAVE STATION
- STUNNING 'OPEN-PLAN' KITCHEN/FAMILY ROOM
- EASY ACCESS TO M1 JUNCTION 11 & 11A
- EN SUITE TO MASTER BEDROOM
- BLOCK PAVED DRIVEWAY & GARAGE
- DECORATED TO A CONTEMPORARY THEME

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this exceptional three bedroom extended detached family home located in a small cul de sac in the popular area of Leagrave. The property has undergone significant upgrades & modifications over recent years including a rear extension providing 1138 sqft (Approx.) of living space, well equipped to meet the needs of a modern day family.

Decorated to a contemporary theme throughout with smooth ceilings, stylish fixtures & fittings, stunning 'hub of the home' kitchen/family room & en suite shower room to the master bedroom. The list of superlatives are endless on this truly amazing home, an internal viewing is a must to fully appreciate.

In brief the property comprises; Entrance hall with stairs rising to the first floor, 13ft living room leading through to the dining area. Cloakroom, stunning 'hub of the home' refitted kitchen/family room fitted with ample units, 'Granite' worktops, centre island & integrated appliances, large glazed windows & doors add to this bright & airy space, also with underfloor heating. On the first floor there are three generous size bedrooms & a refitted bathroom suite. The master bedroom has fitted wardrobes & en suite shower room, bedroom two has a large storage cupboard which could be converted to a en suite or walk-in wardrobe.

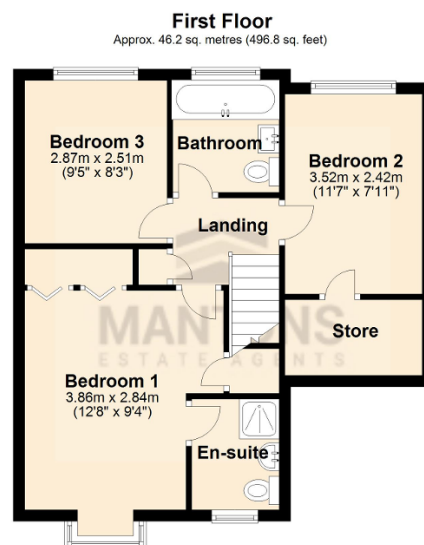
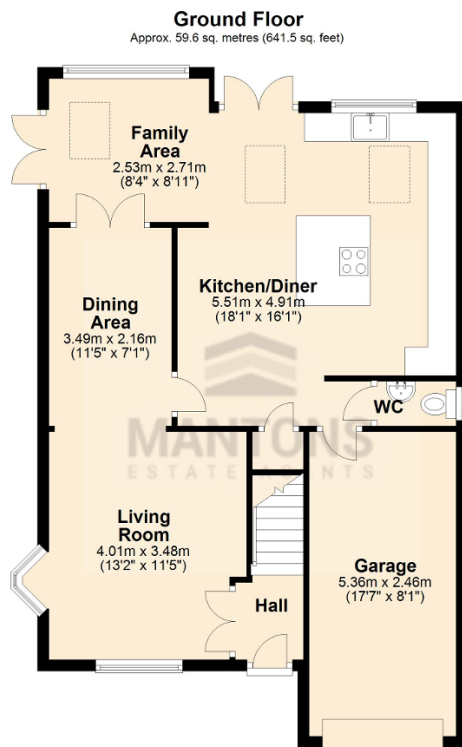
Further benefits include; Replacement double glazed windows & doors, block paved driveway leading to a single garage (boiler is housed), secluded side & rear garden with a paved patio area enjoying a South/Westerly aspect, intruder alarm system and gas central heating serviced via a replacement boiler (2016).

Contact Mantons Estate Agents to arrange a viewing or for further information on this very impressive home.

Linacres is a small cul de sac of detached properties located in Leagrave, constructed in the 1990's proving to be as popular today as when first built. Leagrave Thames Link train station is within short walking distance (0.5 miles) as is Leagrave high street where you will find a vast array of shops & food outlets. L&D hospital is 1.2 miles & M1 junction 11 & 11a are both within a 1.5 mile drive. Leagrave Primary & Lealands High are the school catchments.

## Additional Information

EPC Rating - C. Council Tax Band - D. 1138 sqft (Approx).



Total area: approx. 105.8 sq. metres (1138.3 sq. feet)